

BOROUGH OF BEACH HAVEN
LAND USE BOARD MEETING

300 Engleside Avenue
Beach Haven NJ 08008

Monday, April 5, 2021 6:00 PM

Zoom Meeting ID: 872 7749 2681

(THE CHAIRWOMAN HAS THE RIGHT TO CHANGE THE ORDER OF THE MEETING)

FLAG SALUTE

SUNSHINE LAW *Pursuant to the New Jersey Open Public Meetings Act adequate notice of this meeting has been provided by posting on the bulletin board in the entrance hall of the Beach Haven Municipal Building and mailing the same to the Beach Haven Times and the Asbury Park Press.*

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision for each individual application. Decorum appropriate to a judicial hearing must be maintained at all times

ROLL CALL

Mrs. Edels, Class IV ____

Mr. Horensky, Class IV ____

Mrs. Lenhard, Class IV ____

Mr. Muha, Class IV ____

Mr. Pisano, Class IV ____

Mr. Stevens, Class IV ____

Mrs. Baxter, Class I ____

Mr. Medel, Class II ____

Mrs. Baumiller, Class III ____

Mr. Genna, Alt. 1 ____

Mr. Tinquist, Alt. 2 ____

Mr. Balbo, Alt. 3 ____

Mr. Loffredo, Alt. 4 ____

OATH OF OFFICE

James Balbo, Alternate 3 and Gary Loffredo, Alternate 4

NEW BUSINESS:

APPROVAL OF MINUTES: March 1, 2021 Minutes

APPROVAL OF BILLS

ANNOUNCEMENTS: The following Applications have been reviewed by the Three Person Review Board

- **LB1 Rocks! 210 N. Bay Ave. Block: 152 Lot: 4** has been approved to sell rocks, crystals, card decks and beach-themed souvenirs at a cart in Schooner's Wharf
- **Sea Treasures 830 N. Bay Ave. Block: 172 Lot: 2** has been approved to sell beach themed décor at the cart in Bay Village.
- **Iron Oak Smokehouse Schooner's Warf 301-401 Ninth St. Block: 202 Lot: 1** has been approved to change its name from 18 Mile Island and to change its menu to craft BBQ and seafood.

OLD BUSINESS

- **RESOLUTION #2020:02 Bernard Williams 325 Jeffries Ave. Block: 40 Lot: 17** – Application is seeking an extension on approved resolution because of construction setbacks due to COVID restrictions.
Voting members: Mr. Medel, Mr. Pisano, Mr. Horensky, Mrs. Edels and Mr. Genna
- **RESOLUTION #2021:03 Mystic Lobster Rolls and Subs - 805 N. Bay Ave Block: 190 Lot: 2.02**

DISCUSSION

- **MUNICIPAL STORMWATER MANAGEMENT PLAN** – The plan has been updated in accordance with the NJDEP Tier “A” Municipal General Permit which permits the Borough to Discharge Stormwater.
- **ORDINANCE #2021-9C** – An ordinance to clearly define porches and permitted modifications and exceptions.

PUBLIC HEARING

- **APPLICATION #2021:08 Michael Peler – 208 N. Bay Ave Block: 152 Lot: 3** – Applicant is Minor Site Plan approval for change of use from retail to restaurant and “C” Variance for existing nonconforming lot area, rear yard setbacks and minimum number of parking spaces.
- **APPLICATION #2021:05 S & S Properties – 305 N. Bay Ave Block: 169 Lots: 1, 2 & 4** – Applicant is seeking Preliminary and Final Site Plan Approval. Applicant proposes to demolish the existing Fred’s Diner and construct a new two-story building. The first floor will contain retail space and storage. The second story will contain two two-bedroom apartments. The applicant seeks variance relief on impervious lot coverage, rear setback and no loading zone. Special reasons D variance is requested for the non-permitted use of the parking lot in the RB Zone.
- **APPLICATION #2021:06 William Moreno – 438 Amber St. Block: 130 Lot: 9** – Applicant is seeking minor subdivision and variance approval for undersized lot
- **APPLICATION #2021:07 Ann Allen – 1009 S. Atlantic Ave Block: 91 Lot: 1.01** – Applicant is seeking approval for side yard variance for installation of a generator
- **APPLICATION #2021:09 George and Cheryl Hoover – 220 Chatsworth Ave. Block: 83 Lots: 5** – Applicant is seeking special reasons variance to expand on a non-conforming use.

ADJOURNMENT